

The logo for VANTIS, featuring the word "VANTIS" in white, bold, uppercase letters on a green rectangular background.

VANTIS

COMMERCIAL REAL ESTATE



Warehouse/Shop Building for Lease

811 East Benson Road,
Sioux Falls, SD 57104

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

For Lease

Highlights

Lease Rate: \$2,000 per month, gross,
plus electric and gas

Terms: Modified Gross

Size: 3,307 +/- SF

Available Immediately

Features

- Zoned I-1 Light Industrial
- Excellent location on West Benson Road & 8th Avenue
- Convenient access to North Cliff Avenue, I-229, Minnesota Avenue, I-90, & 60th Street North
- One, 12-foot drive-in overhead door
- 15' x 16' Office
- LED lighting

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Site Plan

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Aerial
Photo

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Market Overview Map



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